



**City of Bellevue
Development Services Department
Land Use Staff Report**

Proposal Name: Haizlip Short Plat B

Proposal Address: 4545 130th Ave SE

Proposal Description: Preliminary Short Plat approval to subdivide an existing parcel into two single-family lots within the R-5 zoning district.

File Number: 19-107369-LN

Applicant: Suzanne and Elwood Haizlip

Decisions Included: Preliminary Short Plat (Process II)

Planner: Drew Folsom, Associate Planner

State Environmental Policy Act Threshold Determination: **Exempt**

Department Decision: **Approval with Conditions**

Drew Folsom, Land Use Planner

Drew Folsom, Associate Planner
Development Services Department

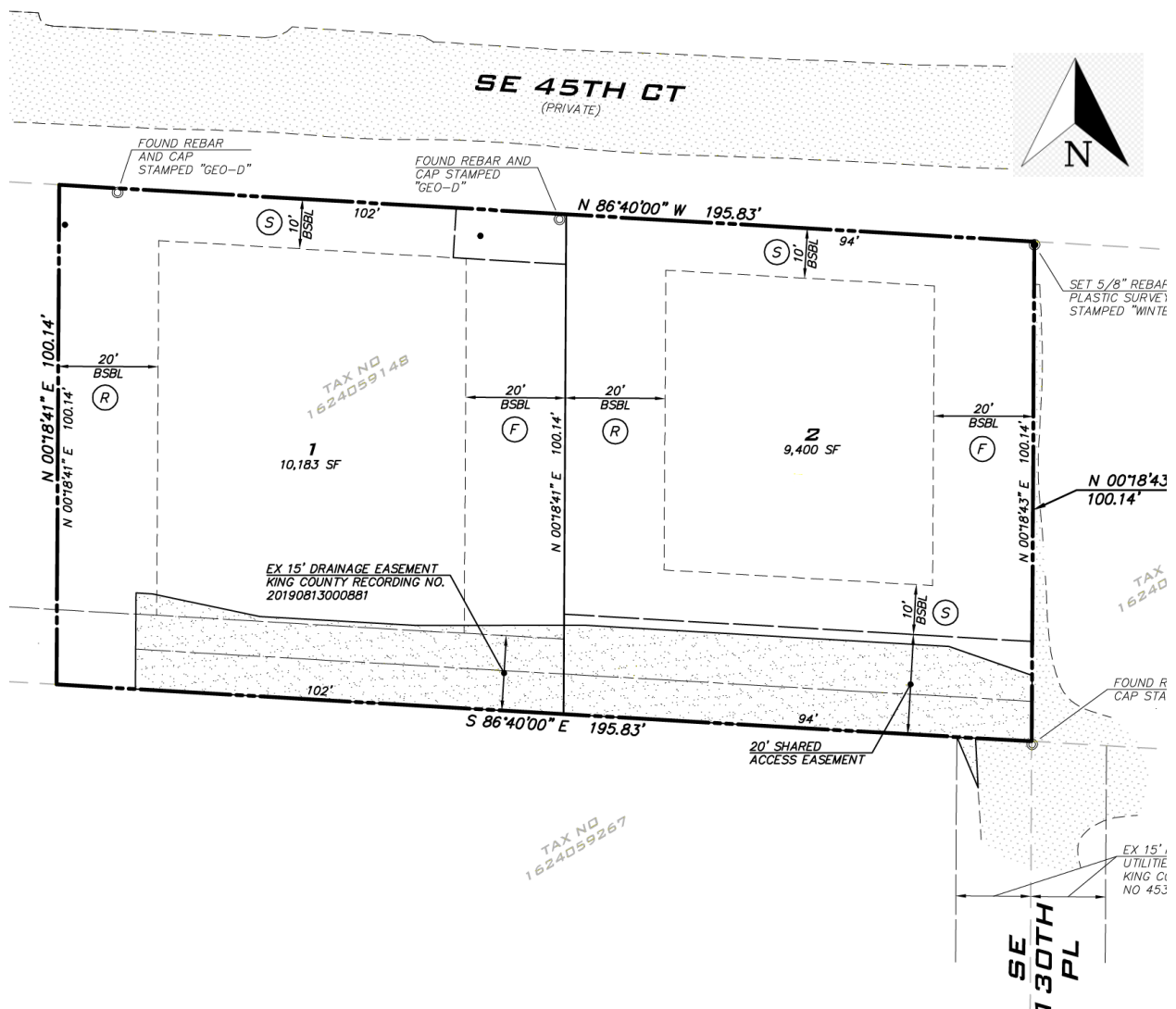
Application Date: March 11, 2019
Notice of Application: April 25, 2019
Minimum Comment Period: May 9, 2019 (14 days)
Decision Publication Date: May 28, 2020
Appeal Deadline: June 11, 2020

For information on how to appeal a proposal, visit the Permit Center at City Hall or call (425) 452-6800 [TTY (425) 452-4636]. Appeal of the Decision must be made with the City Clerk by 5 PM on the date noted for appeal of the decision.

I. DESCRIPTION OF PROPOSAL

The applicant is proposing to subdivide an existing parcel (19,583 square feet) into two single-family lots (10,183 and 9,400 square feet). The site is zoned R-5 (a single-family zoning district) and is located within the Factoria Subarea. The minimum lot size in the R-5 zoning district is 7,200 square feet. The site contains an existing single-family home which will be removed as part of the proposal. Access to the two lots will be from SE 130th Place a private road.

Figure 1 – Preliminary Short Plat Proposal



II. SITE DESCRIPTION AND CONTEXT

The subject site is located within an existing single-family neighborhood. The site is bordered by single-family dwellings to the south, east, and west, and a tract with a private road bordering single family homes located to the north. The property is zoned R-5 and has a Comprehensive Plan designation of Single-Family High Density. The site contains no

significant trees. An existing single-family home will be removed as part of the proposal. Access to the site is gained from SE 130th Place a private road. The eastern half of the site has relatively flat topography. The western half of the site slopes moderately downward from east to west. The site contains no Critical Areas as defined under LUC 20.25H.

Figure 2 – Aerial Photograph



III. CONSISTENCY WITH ZONING AND LAND USE CODE REQUIREMENTS

A. Zoning

The site and surrounding properties are located in the R-5 single-family zoning district. The two lots proposed with this short plat application are permitted within the R-5 land use district. Refer to Table 1 of Section III.B for discussion of dimensional requirements.

Figure 3 – Zoning Map



B. Consistency with Standard Land Use Code Requirements

Table 1 – Dimensional Requirements

<u>BASIC INFORMATION</u>		
Zoning District	R-5 Factoria Subarea Comprehensive Plan Designation: Single-Family High	
Gross Site Area	19, 583 square feet	
ITEM	REQ'D/ALLOWED	PROPOSED
Minimum Lot Area	7,200 Square Feet	Lot 1: 10,183 Square Feet Lot 2: 9,400 Square Feet
Minimum Lot Width	60 Feet	Lot 1: 94 Feet (approx.) Lot 2: 100 Feet (approx.)
Minimum Lot Depth	80 Feet	Lot 1: 100 Feet (approx.) Lot 2: 102 Feet (approx.)
Building Setbacks Front Yard Rear Yard Min. Side Yard 2 Side Yards	20 Feet 25 Feet 5 Feet 15 Feet	Future homes will meet required setbacks.
Access Easement Setbacks	10 Feet from easement	Future homes will meet required setbacks.
Tree Retention	No significant trees are present on site.	Not applicable.

IV. STATE ENVIRONMENTAL POLICY ACT (SEPA)

There are no Critical Areas located on the subject property. Short Plats not containing Critical Areas and are less than an acre in size are exempt from SEPA review pursuant to WAC 197-11-800(6), BCC 22.02.032.

V. SUMMARY OF TECHNICAL REVIEWS

A. Utilities Review

The short plat development proposed for this application has been reviewed on a conceptual basis for water, sewer, and storm improvements and can be feasibly constructed under current utility codes and standards without requesting deviations.

Surface Water

The site is located within the Coal Creek Drainage Basin and will trigger Minimum Requirements 1-5 from WA State Department of Ecology Stormwater Manual for Western Washington 2012/2014 edition. Drainage improvements submitted under the permit will meet all minimum requirements triggered for the site.

Water

Domestic water for the site proposes to connect one additional water meter off the 6" water main located in 130th PI SE, FA460 water zone. Adequate pressure and flow are available to serve the short plat from the 6" water main in 130th PI SE.

Sewer

Domestic sewer for the site proposes to connect to an existing side sewer stub currently connected to the lot from SE 45th PI. The two lots will be connected through a joint-use side sewer easement between the two lots. The sewer system has adequate capacity to serve the short plat.

Refer to Conditions of Approval regarding Utilities in Section IX of this report.

B. Fire Department Review

The Fire Department has reviewed and approved the application with conditions regarding parking and obstructions within the proposed access easement.

Refer to Conditions of Approval regarding parking and obstructions in Section IX of this report.

C. Transportation Review

The Transportation Department has reviewed the plans submitted for the preliminary short plat and recommends approval. The final engineering plans must show all transportation-related improvements and must be consistent with the Transportation Development Code (BCC 14.60) and the Transportation Department Design Manual prior to approval of the plat infrastructure permit.

Prior to final short plat approval, the developer must complete all transportation improvements at the developer's expense (BCC 14.60.110); or provided that all the

requirements of BCC 14.60.260 are met, the director may accept an acceptable financial assurance device equivalent to 150% of the cost of the unfinished improvements. Installation of improvements that would negatively affect safety if left unfinished may not be delayed through use of a financial assurance device.

Under BCC 22.16, payment of the transportation impact fee for each new home prior to building permit issuance will adequately mitigate off-site transportation impacts. The fee amount is subject to periodic revision by the City Council. Builders will pay the fee in effect at the time of building permit issuance.

Site Access

The proposed two lot short plat is comprised of an existing lot at the end of the private road 130th Place SE, off of 130th Avenue SE. The existing lot has one existing single-family home taking access from 130th Avenue SE via a private road. 130th Avenue SE is a two-lane road classified as a local street, and 130th Place SE is a two-lane private road. Access for the short plat will be via a new joint use driveway off of 130th Place SE. No other access connection to city right-of-way is authorized. The joint use driveway must be a minimum of 16 feet wide and be built per the Transportation Design Manual Standard Drawings.

Street names and site addresses will be determined by the City's Parcel and Address Coordinator.

Street Frontage Improvements

The Hazlip East short plat is located at the end of a private road off of 130th Avenue SE. The lot is bordered by single family lots to the west, south, and east, and bordered by a private road on the north. The site does not have any street frontage, and gains access to 130th Avenue SE via SE 46th Street and 130th Place SE. There is currently a 5-foot-wide sidewalk along the 130th Avenue SE where the private road gains access to 130th Avenue SE. The sidewalk continues from 130th Avenue SE into the private road. The lot currently has a 20-foot-wide single-family driveway off of 130th Place SE. The short plat is required to construct a joint-use driveway that will replace the existing single-family driveway on 130th Place SE. Due to the location of the short plat and the condition of the existing private road approach, no additional frontage improvements will be required for this short plat other than the new joint-use driveway.

Private road improvements will be required and are listed below.

130th Place SE:

- Install a minimum 16-foot-wide joint use driveway meeting Bellevue Standards.

Use of the Right of Way

Applicants often request use of the right of way and pedestrian easements for materials storage, construction trailers, hauling routes, fencing, barricades, loading and unloading, and other temporary uses as well as for the construction of utilities and street

improvements. A Right of Way Use Permit for such activities must be acquired prior to issuance of any construction permit including demolition permit.

Pavement Restoration

The City of Bellevue has established the Trench Restoration Program to provide developers with guidance as to the extent of resurfacing required when a street has been damaged by trenching or other activities. Under the Trench Restoration Program, every public street in the City of Bellevue has been examined and placed in one of three categories based on the street's condition and the period of time since it was last resurfaced. These three categories are No Street Cuts Permitted, Overlay Required, and Standard Trench Restoration. Each category has different trench restoration requirements associated with it.

Near the development site, NE 130th Avenue SE is classified as "Grind/Overlay Required". Should street cuts prove unavoidable or if the street surface is damaged in the construction process, a half-street or full-street (depending on the extent of street cuts or damage) grind and overlay will be required for a minimum of 50 feet per standard drawing RC-200-1.

Sight Distance

The access design shall meet the sight distance requirements of BCC 14.60.240. Vegetation shall be trimmed as needed within the sight triangle.

Transportation Impacts and Mitigation

City staff has analyzed the potential short-term operational impacts of this proposal in order to recommend mitigation if necessary. These impacts included traffic operations conditions during the a.m. and p.m. peak hours. Due to the minimal number of new p.m. peak hour trips to be generated by the Haizlip Short Plat, traffic impacts from this development will be minor in nature. Therefore, no additional mitigation is required other than payment of the transportation impact fee and the project site improvements.

Refer to Conditions of Approval regarding Transportation in Section IX of this report.

D. Clearing and Grading Review

The Clearing and Grading Division has reviewed the submitted plans and has approved the preliminary short plat without conditions.

VI. PUBLIC COMMENT

The City notified the public of this proposal on April 25, 2019, with mailed notice and publication in the Weekly Permit Bulletin and The Seattle Times. A public information sign was also installed on the site the same day. The City received no written public comments regarding the proposal.

VII. DECISION CRITERIA:

Land Use Code 20.45B.130B Decision Criteria for a Preliminary Short Plat:

The Director may approve or approve with modifications an application for a Preliminary Short Plat if:

1. **The Preliminary Short Plat makes appropriate provisions for, but not limited to, the public health, safety and general welfare, for open spaces, drainage ways, streets, sidewalks, alleys, other public ways, water supplies, sanitary waste.**

Finding: City codes ensure public health, safety, and general welfare through development code requirements. Existing public water and sewer facilities have been deemed adequate to serve the proposed development. In addition, construction noise is expected during the construction period; however, the Bellevue Noise Control Ordinance (BCC 9.18) regulates hours of construction-related noise emanating from project sites.

2. **The public interest is served by the short subdivision.**

Finding: The public interest is served by providing additional housing opportunities in accordance with the Comprehensive Plan while ensuring compliance with City codes and standards.

3. **The preliminary short plat appropriately considers the physical characteristics of the proposed short subdivision site.**

Finding: The preliminary short plat considers the physical characteristics of the site by adequately responding to the existing topography, which slopes moderately downward from north to south.

4. **The proposal complies with all applicable provisions of the Land Use Code (BCC Title 20), the Utility Code (BCC Title 24), and the City of Bellevue Development Standards.**

Finding: Refer to Section III.B of this report for dimensional requirements. As conditioned, the proposal complies with the Land Use Code requirements for the R-5 land use district, the Utility Code and the City of Bellevue Development Standards.

All lots shown can be developed, without the need for a variance, in accordance with the City of Bellevue Land Use Code requirements, including the R-5 land use district dimensional requirements. The proposal has been designed to meet all dimensional requirements.

5. **The proposal is in accord with the Comprehensive Plan (BCC Title 21).**

Finding: The site is located within the Factoria Subarea. The Comprehensive Plan specifies Single-Family High Density development for this property, consistent with the R-5 land use designation. In addition, the proposal complies with applicable Comprehensive Plan policies City-Wide and for this Subarea, including the following:

The single family homes are, by use type, compatible with surrounding neighborhoods (S-FA-4). The proposal will help meet Bellevue's share of the regionally adopted demand forecasts for residential uses for the next 20 years (LU-5) and provides new residential development to the maximum density allowed on the net buildable acreage (LU-6).

6. **Each lot in the proposal can reasonably be developed in conformance with**

current Land Use Code requirements without requiring a variance.

Finding: As conditioned, each lot can reasonably be developed to current R-5 dimensional standards without requiring a variance. Existing structures over 30 inches within the proposed setbacks will be required to be removed as part of the proposal. **Refer to Conditions of Approval regarding the variance and demolition restrictions in Section IX of this report.**

7. **All necessary utilities, streets or access, drainage and improvements are planned to accommodate the potential use of the entire property.**

Finding: The Utilities and Transportation Departments have reviewed the preliminary short plat and determined that all necessary utilities, drainage, driveway access locations, necessary sidewalk easements, and other required improvements are either existing, planned or conditioned as part of this approval, to accommodate the use of these lots. **Refer to Conditions of Approval regarding infrastructure improvements and access design and maintenance in Section IX of this report.**

VIII. CONCLUSION AND DECISION:

After conducting the various administrative reviews associated with this proposal, including applicable Land Use consistency, City Code, and standard compliance reviews, the Director of the Development Services Department (DSD) does hereby **APPROVE** the Haizlip B Preliminary Short Plat WITH CONDITIONS.

This approval automatically expires and is void if the applicant fails to file for approval of the final short plat within one year of the effective date of approval unless the applicant files for an extension at least 30 days prior to the expiration and the extension is granted pursuant to LUC 20.45B.150 and 160.

IX. CONDITIONS OF APPROVAL:

The following conditions are imposed under authority referenced:

COMPLIANCE WITH BELLEVUE CITY CODES AND ORDINANCES

The applicant shall comply with all applicable Bellevue City Codes, Standards, and Ordinances including but not limited to:

Applicable Codes, Standards & Ordinances	Contact Person
Clearing & Grading Code – BCC 23.76	Savina Uzunow, (425) 452-7860
Construction Codes – BCC Title 23	Building Divisions, (425) 452-6864
Fire Code – BCC 23.11	Derek Landis, (425) 452-4112
Land Use Code – BCC Title 20	Drew Folsom, (425) 452-4441
Noise Control – BCC 9.18	Drew Folsom, (425) 452-4441
Transportation Develop. Code – BCC 14.60	Ian Nisbet, (425) 452-4851
Traffic Standards Code 14.10	Ian Nisbet, (425) 452-4851
Right-of-Way Use Code 14.30	Tim Stever, (425) 452-4294
Utility Code – BCC Title 24	Mark Dewey, (425) 452-6179

A. GENERAL CONDITIONS:

1. Utilities – Conceptual Approval

Utility Department approval of the design review application is based on the final conceptual design submitted with this application. Final utility design and construction approval is not given under this permit. Small changes to the site layout may be required to accommodate the utilities after utility engineering is approved. The water, sewer, and storm drainage improvements shall be designed per the current City of Bellevue Utility Codes and Utility Engineering Standards. Water and side sewer permits, (UA and UC), can be applied for at the time of building permit approval. Storm drainage improvements will be reviewed and approved under individual building permits for each new house. Water, sewer, and storm easements provision language per City of Bellevue will be required on the final short plat.

Authority: BCC Title 24.02, 24.04, 24.06
Reviewer: Mark Dewey, Utilities

B. CONDITIONS PRIOR TO ISSUANCE OF ANY PLAT ENGINEERING/CLEAR AND GRADE PERMIT:

1. Right of Way Use Permit

The applicant is required to apply for a Right of Way Use Permit before the issuance of any clearing and grading, building, foundation, or demolition permit. In some cases, more than one Right of Way Use Permit may be required, such as one for hauling and one for construction work within the right of way. A Right of Way Use Permit regulates activity within the city right of way, including but not limited to the following:

- a) Designated truck hauling routes.
- b) Truck loading and unloading activities.
- c) Hours of construction and hauling.
- d) Continuity of pedestrian facilities.
- e) Temporary traffic control and pedestrian detour routing for construction activities.
- f) Street sweeping and maintenance during excavation and construction.
- g) Location of construction fences.
- h) Parking for construction workers.
- i) Construction vehicles, equipment, and materials in the right of way.
- j) All other construction activities as they affect the public street system.

In addition, the applicant shall submit for review and approval a plan for providing pedestrian access during construction of this project. Access shall be provided at all times during the construction process, except when specific construction activities such as shoring, foundation work, and construction of frontage improvements prevents access. General materials storage and contractor convenience are not reasons for preventing access.

Authority: Bellevue City Code 14.30
Reviewer: Tim Stever, Transportation Department

2. Off-Street Parking

The applicant must secure sufficient off-street parking for construction workers, equipment, and materials storage before the issuance of clearing and grading, building, foundation, or demolition permits.

Authority: Bellevue City Code 14.30
Reviewer: Tim Stever, Transportation Department

3. Engineering Plans

A street lighting plan, channelization plan, and site (civil engineering) plan produced by a qualified engineer must be approved by the City prior to clear and grading permit approval. The design of all street frontage improvements must be in conformance with the requirements of the Americans with Disabilities Act, the Transportation Development Code, and the provisions of the Transportation Department Design Manual. The engineering plans must correctly show all transportation-related engineering details, including but not limited to, the design of the private road or shared driveway, the connection to 130th Avenue SE, pavement restoration in 130th Avenue SE, mailbox location, and sight distance. Appropriate standard drawings from the Transportation Department Design Manual must be included in the engineering plans.

Specific requirements are detailed below:

130th Place SE:

- Install a minimum 16-foot-wide joint use driveway meeting Bellevue Standards
 - a) Miscellaneous:
 - i. The grade of the driveway will be limited to 10% for the first 20 feet, and limited to 15% thereafter. Driveway grades must be designed to prevent vehicles from bottoming out due to abrupt changes in grade.
 - ii. The maximum cross grade of a street at the street end shall be 8%.
 - iii. Vehicle and pedestrian sight distance must be provided per BCC 14.60.240 and 14.60.241.

Construction of all street and street frontage improvements must be completed prior to closing the clear and grade permit and right of way use permit for this project. A Design Justification Form must be provided to the Transportation Department for any aspect of any pedestrian route adjacent to or across any street that cannot feasibly be made to comply with ADA standards. Forms must be provided prior to approval of the clear and grade plans for any deviations from standards that are known in advance. Forms provided in advance may need to be updated prior to project completion. For any deviations from standards that are not known in advance, Forms must be provided prior to project completion.

Authority: Bellevue City Code 14.60; Transportation Department Design Manual; and

Transportation Department Design Manual Standard Drawings; Americans with Disabilities.

Reviewer: Ian Nisbet, Transportation Department

4. Sight Distance

The proposed driveway access onto 130th Avenue SE shall meet the City of Bellevue's minimum sight distance requirements. If necessary to meet the sight distance requirements of BCC 14.60.240 and standard drawing RL-100-1 and RL-120-1, existing vegetation near the access point on 130th Avenue SE must be trimmed. Ground vegetation within the sight triangle must be trimmed to no more than 2.5 feet above a line drawn from pavement level to pavement level. Trees within the sight triangle must be limbed up to a height of 7.5 feet above a line drawn from pavement level to pavement level. A description of any required vegetation trimming must be shown on a sheet of the clearing and grading plan set.

Authority: Bellevue City Code 14.60.240

Reviewer: Ian Nisbet, Transportation Department

5. Pavement Restoration

The city's pavement manager has determined that this segment of 130th Avenue SE will require grind and overlay trench restoration for any utility connections or other digging in the street surface. Trench restoration must meet the requirements of Section 21 of the Design Manual and standard drawings RC-190-1 through RC-220-1. Exact copies of the appropriate trench restoration drawing(s) must be included in the final engineering plans.

Authority: Bellevue City Code 14.60.250 and Design Manual Design Standard # 23

Reviewer: Tim Stever, Transportation Department

C. PRIOR TO FINAL SHORT PLAT APPROVAL:

1. Infrastructure Improvements

All street frontage and infrastructure improvements shown in the final engineering plans or required by city codes and standards must be completed prior to approval of the final short plat. If all the requirements of BCC 14.60.260 are met, the director may accept an acceptable financial assurance device equivalent to 150% of the cost of the unfinished improvements. Installation of improvements that would negatively affect safety if left unfinished may not be delayed through use of a financial assurance device. Improvements must be approved by the Transportation Department inspector before they are deemed complete.

Authority: Bellevue City Code 14.60.100, 110, 130, 150, 170, 190, 210, 240, 241, 260
Transportation Department Design Manual Sections 3, 4, 5, 7, 11, 14, 19

Reviewer: Ian Nisbet, Transportation Department

2. Access Design and Maintenance

The final Subdivision map must include a note that specifies that the owners of lots served by the joint use driveway are jointly responsible for maintenance and repair of the joint use driveway. Also, the final Subdivision map must include a note that specifies that the joint use driveway will remain open at all times for emergency and public service vehicles and shall not be gated or obstructed.

Authority: Bellevue City Code 14.60.130
Reviewer: Ian Nisbet, Transportation Department

3. No Parking

The final Subdivision map must include a note that specifies that the joint use driveway will remain open at all times for emergency and public service vehicles, no parking is allowed, and the easement shall not be obstructed.

Authority: International Fire Code 503.3, and 503.2.7
Reviewer: Derek Landis, Fire Department

4. Demolition of existing structures within proposed setbacks

All existing structures within required minimum structure setbacks must be removed prior to approval of the final short plat. The applicant shall apply for a building permit to remove the structures.

Authority: Land Use Code 20.20.010, 20.45B.130.A.6
Reviewer: Drew Folsom, Development Services Department

5. Variance Restriction

Approval by the City of this short plat is a determination that each lot in the short plat can be reasonably developed in conformance with the Land Use Code requirements in effect at the time of preliminary short plat approval without requiring a variance. The following language shall be placed on the final short plat document:

“Variance restriction: Approval by the City of this short plat is a determination that each lot in the short plat can be reasonably developed in conformance with the Land Use Code requirements in effect at the time of preliminary short plat approval without requiring a variance.”

Authority: Land Use Code 20.45B.130.A.6
Reviewer: Drew Folsom, Development Services Department

ATTACHMENTS

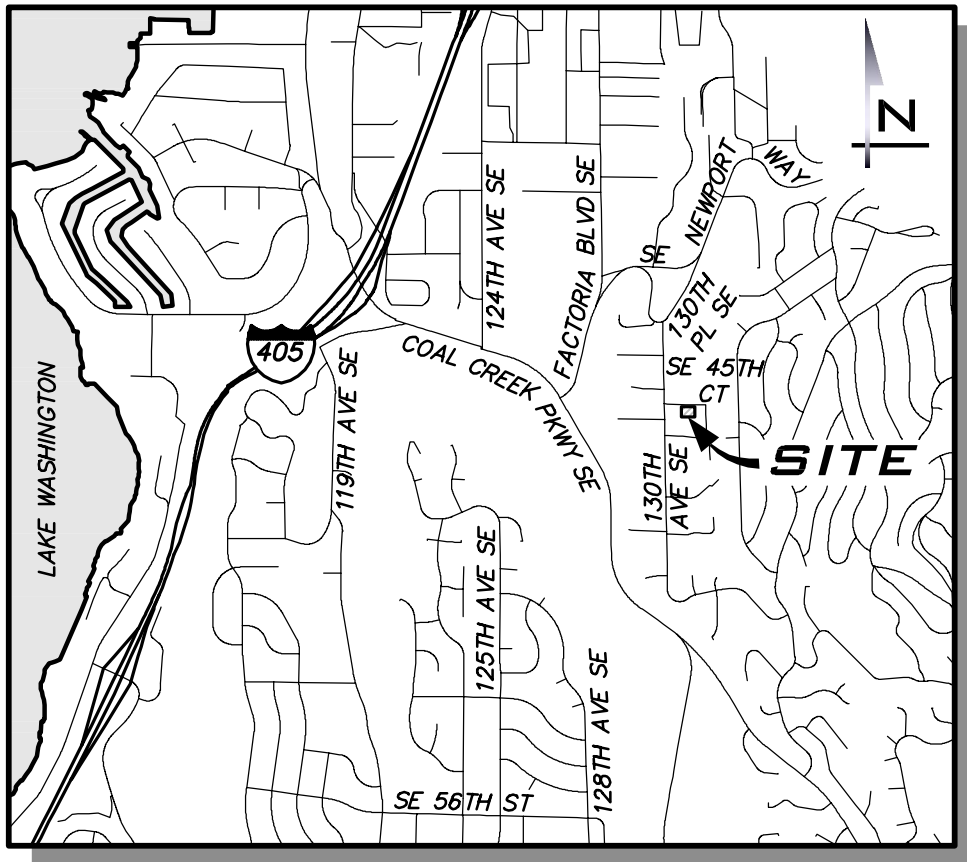
Project Drawings

NE 1/4, SE 1/4, SEC 16, TWP 24N, RGE 5E, W.M.

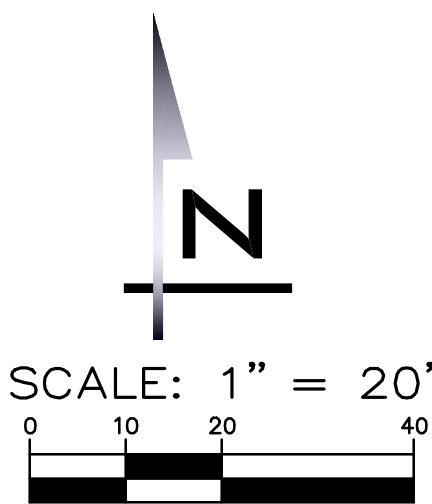
4545 130TH PL SE

PRELIMINARY SHORT PLAT

PERMIT NUMBER: 19-107369 LN



VICINITY MAP
SCALE: 1:2000



PROJECT TEAM

OWNER

SUZANNE & WOODY HAZILIP
4545 130TH PL SE
BELLEVUE, WA 98006
(206) 325-0147
CONTACT: MARK HAZILIP

SURVEY

CHADWICK & WINTERS LAND SURVEYING
1422 NW 85TH ST
SEATTLE, WA 98117
(206) 297-0997
CONTACT: BRANDON WINTERS, PLS

CIVIL ENGINEER

THE BLUELINE GROUP
25 CENTRAL WAY, SUITE 400
KIRKLAND, WA 98033
(425) 250-7238
CONTACT: ADAM KAY

ARCHITECT

ALLOY DESIGN GROUP, LLC
3220 1ST AVE S, SUITE 500
SEATTLE, WA 98134
(206) 325-0147
CONTACT: MARK HAZILIP

SITE DATA

SITE ADDRESS:

4545 130TH PL SE
BELLEVUE, WA 98006

TAX ACCOUNT NUMBER:

1624059148

EXISTING ZONING:

R-5

SURROUNDING ZONING:

R-5, R-3.5

NUMBER OF LOTS:

2

GROSS SITE AREA:

19,583 SF (0.45 ACRES)

SENSITIVE AREAS & BUFFERS:

0 SF

PROPOSED USE:

SINGLE FAMILY

WATER DISTRICT:

CITY OF BELLEVUE

FIRE DISTRICT:

CITY OF BELLEVUE

SEWER DISTRICT:

CITY OF BELLEVUE

SCHOOL DISTRICT:

BELLEVUE 405

TELEPHONE SERVICE:

FRONTIER

POWER SOURCE:

PUGET SOUND ENERGY

BUILDING SETBACK:

Ⓕ 20' FRONT YARD SETBACK

Ⓖ 20' REAR YARD SETBACK

Ⓗ 5' MIN, TWO SIDE YARDS MUST EQUAL 15' SIDE YARD SETBACK

MAILBOX NOTE

DEVELOPER SHALL PROVIDE AND INSTALL MAIL BOX UNITS PER COB DRAWING NO D-11 AT THE LOCATION SHOWN. APPROVAL SIGNATURE ON FILE WITH THE CITY OF BELLEVUE.

UNDERGROUND UTILITY NOTE

UNDERGROUND UTILITIES ARE SHOWN IN THE APPROXIMATE LOCATION. THERE IS NO GUARANTEE THAT ALL UTILITY LINES ARE SHOWN, OR THAT THE LOCATION, SIZE AND MATERIAL IS ACCURATE. THE CONTRACTOR SHALL UNCOVER ALL INDICATED PIPING WHERE CROSSING, INTERFERENCES, OR CONNECTIONS OCCUR PRIOR TO TRENCHING OR EXCAVATION FOR ANY PIPE OR STRUCTURES, TO DETERMINE ACTUAL LOCATIONS, SIZE AND MATERIAL. THE CONTRACTOR SHALL MAKE THE APPROPRIATE PROVISION FOR PROTECTION OF SAID FACILITIES. THE CONTRACTOR SHALL NOTIFY ONE CALL AT 8-1-1 (WASHINGTON811.COM) AND ARRANGE FOR FIELD LOCATION OF EXISTING FACILITIES BEFORE CONSTRUCTION.

SHEET INDEX

1	PP-01	PRELIMINARY PLAT
2	GP-01	PRELIMINARY CLEARING & DEMO PLAN
3	RS-01	PRELIMINARY ROAD & UTILITY PLAN

LEGAL DESCRIPTION

THE NORTH 100 FT. OF THE WEST 208 FT. OF THE EAST 416 FT. OF THE SOUTH 1/2 OF THE S.E. 1/4 OF THE N.E. 1/4 OF THE S.E. 1/4 OF SEC. 16, T. 24 N., R. 5 E., W.M., IN KING COUNTY, WA.

VERTICAL DATUM

NAVD 88

SURVEY NOTES

- THIS SURVEY WAS PERFORMED BY FIELD TRAVERSE USING A 10 SECOND "TOTAL STATION" THEODOLITE SUPPLEMENTED WITH A 100 FT. STEEL TAPE. THIS SURVEY MEETS OR EXCEEDS THE STANDARDS FOR LAND BOUNDARY SURVEYS AS SET FORTH IN WAC CHAPTER 332-130-090.
- BASIS OF BEARINGS = N 00°34'31" E BETWEEN BELLEVUE SURVEY CONTROL POINTS 2949 AND 2950.
NAD 83(2011) NAD 83(2011) WASHINGTON NORTH COORDINATE SYSTEM PER CITY OF BELLEVUE SURVEY CONTROL LINE BETWEEN POINTS
- HORIZONTAL DATUM = NAD 83 (2011) - WASHINGTON STATE PLANE, NORTH ZONE PER CITY OF BELLEVUE CONTROL MONUMENTS.
- ALL EXISTING STRUCTURES ARE TO BE LEGALLY REMOVED

REFERENCES

- RECORD OF SURVEY PERFORMED BY BUSH, ROED & HITCHINGS, INC. RECORDED UNDER VOL.119, PG. 42, RECORDS OF KING COUNTY, WA.
- RECORD OF SURVEY PERFORMED BY CRONES & ASSOC. RECORDED UNDER VOL. 227, PG. 095, RECORDS OF KING COUNTY, WA.
- PLAT RECORDED UNDER VOL. 227 OF PLATS, PG. 095, RECORDS OF KING COUNTY, WA.
- THIS SURVEY IS RELIANT UPON THE INFORMATION CONTAINED WITHIN FIRST AMERICAN TITLE INSURANCE COMPANY FILE NUMBERS. 4220-3084137 AND 4220-3084136 BOTH DATED SEPTEMBER 18, 2018

LEGEND

PROPOSED FEATURES	EXISTING FEATURES
<ul style="list-style-type: none">BOUNDARYRIGHT-OF-WAYLOT LINECURB FLOWLINESIDEWALKCENTER LINESAWOUTEASEMENTBUILDING SETBACK (BSBL)310- 10' PROPOSED CONTOURS312- 2' PROPOSED CONTOURS	<ul style="list-style-type: none">ADJACENT PLAT/PARCEL LINEADJACENT RIGHT-OF-WAYCENTERLINEEASEMENTSURFACE FEATURESBUILDING FOOTPRINT310- 10' CONTOURS312- 2' CONTOURSSD- STORM DRAIN PIPESS- SEWER MAINW- WATER MAINOHP- AERIAL POWER LINEP- BURIED POWER LINET- BURIED TELEPHONE LINEX- WIRE FENCEDITCH OR SWALERETAINING WALLROCKERYCATCH BASIN, TYPE ICATCH BASIN, TYPE IISD PIPE FLOWSTORM DRAINSTORM CULVERT ENDSEWER MANHOLESEWER CLEANOUTSS PIPE FLOWFIRE HYDRANTWATER METERGATE VALVE
<ul style="list-style-type: none">RETAINING WALLSIGNGRAVELASPHALT PAVEMENTCONCRETERIPRAP	<ul style="list-style-type: none">AIR/VAC RELEASE VALVEPOWER POLEGUY ANCHORPOWER VAULTTRANSFORMERPOWER METERJUNCTION BOXGAS METERGAS VALVETV RISERTELECOMM VAULTTELECOMM RISERTELECOMM JUNCTION BOXMAIL BOXSIGNBOLLARDCONIFEROUS TREEDECIDUOUS TREEASPHALTCONCRETEGRAVEL
<ul style="list-style-type: none">STORM DRAIN PIPEROOF & FOOTING DRAINROCKERY DRAINRIPRAP PADTYPE I CB - STANDARD GRATETYPE I CB - LOCKING LID	<ul style="list-style-type: none">TYPE II CB - STANDARD GRATETYPE II CB - LOCKING LIDPIPE FLOWCULVERT ENDSTORM CLEANOUTYARD DRAIN
<ul style="list-style-type: none">SEWER MAINSEWER SERVICEWATER MAINSEWER MANHOLEPIPE FLOWSEWER CLEANOUTWATER METER	<ul style="list-style-type: none">BLOW OFFGATE VALVETEE W/ CONC BLOCKINGBEND W/ CONC BLOCKINGFIRE HYDRANTFIRE DEPT CONNECTION (FDC)



BLUELINE

25 CENTRAL WAY, SUITE 400,
KIRKLAND, WA 98033
P: 425.216.4051 F: 425.216.4052
WWW.THEBLUELINEGROUP.COM

SCALE:

AS NOTED

PROJECT MANAGER:
ADAY KAY

PROJECT ENGINEER:
NICK RASOR, PE

DESIGNER:
LEE M. TOMKINS

ISSUE DATE:
4/1/2020

NO	DATE	BY	ADK	REVISIONS
1	4/1/20			19-107369 LN REVISIONS PER CITY LETTER DATED 1/8/20

PRELIMINARY PLAT
4545 130TH PL SE
PRELIMINARY SHORT PLAT
PARCEL #1624059148
CITY OF BELLEVUE WASHINGTON



4/1/2020

JOB NUMBER:

18-036

SHEET NAME:

PP-01

SHT 1 OF 3



BLUELINE

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KIRKLAND, WA 98033
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SCALE:

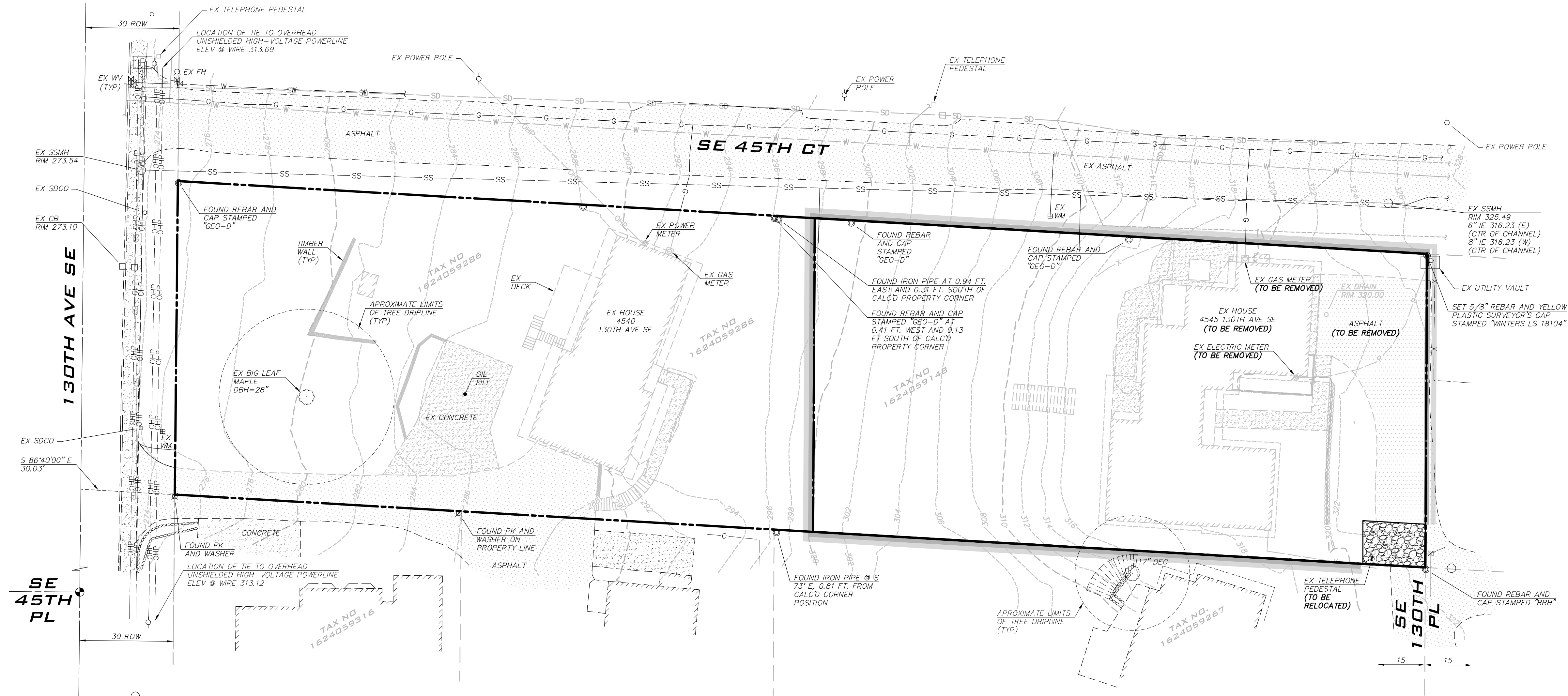
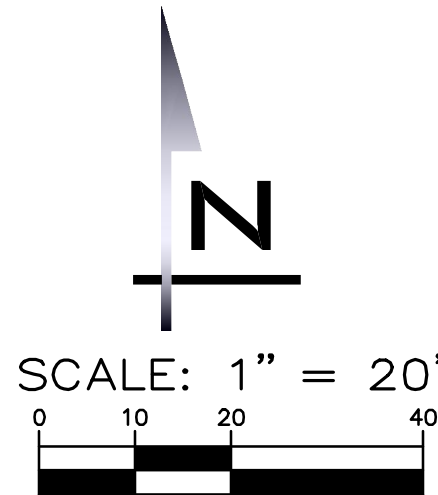
AS NOTED

PROJECT MANAGER:
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DESIGNER:
LEE M. TOMKINS

ISSUE DATE:
4/1/2020



NOTE

ALL EXISTING FEATURES WITHIN CLEARING LIMITS ARE TO BE REMOVED OR ABANDONED UNLESS OTHERWISE INDICATED ON THIS OR OTHER PLAN SHEETS CONTAINED WITHIN CONSTRUCTION PLAN SET.

UNDERGROUND UTILITY NOTE

UNDERGROUND UTILITIES ARE SHOWN IN THE APPROXIMATE LOCATION. THERE IS NO GUARANTEE THAT ALL UTILITY LINES ARE SHOWN, OR THAT THE LOCATION, SIZE AND MATERIAL IS ACCURATE. THE CONTRACTOR SHALL UNCOVER ALL INDICATED PIPING WHERE CROSSING, INTERFERENCES, OR CONNECTIONS OCCUR PRIOR TO TRENCHING OR EXCAVATION FOR ANY PIPE OR STRUCTURES, TO DETERMINE ACTUAL LOCATIONS, SIZE AND MATERIAL. THE CONTRACTOR SHALL MAKE THE APPROPRIATE PROVISION FOR PROTECTION OF SAID FACILITIES. THE CONTRACTOR SHALL NOTIFY ONE CALL AT 8-1-1 (WASHINGTON811.COM) AND ARRANGE FOR FIELD LOCATION OF EXISTING FACILITIES BEFORE CONSTRUCTION.

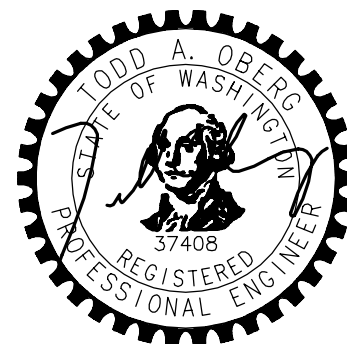
PRELIMINARY CLEARING &
DEMO PLAN

4545 130TH PL SE

PRELIMINARY SHORT PLAT

PARCEL #1624059148

CITY OF BELLEVUE WASHINGTON



4/1/2020

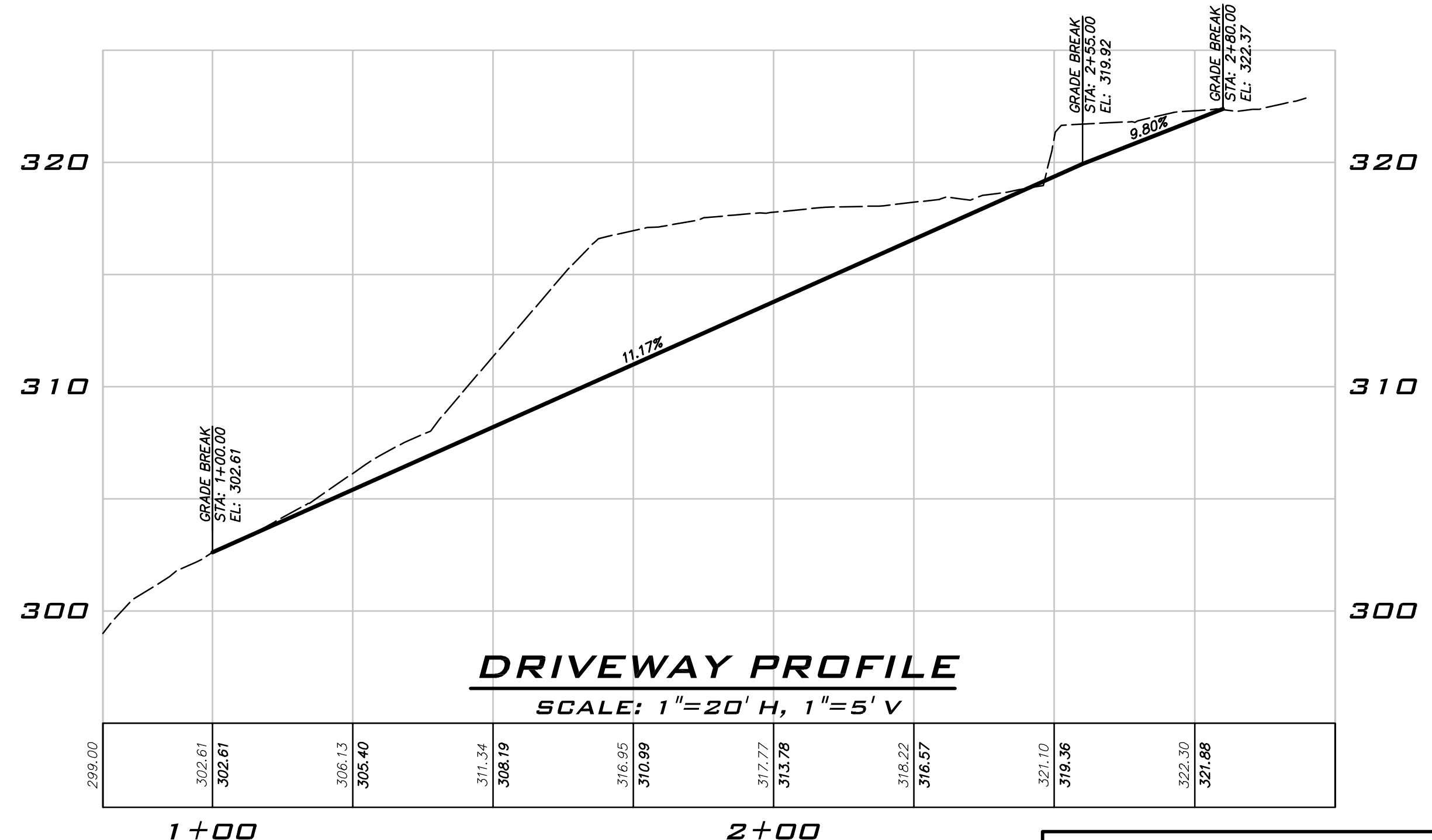
JOB NUMBER:

18-036

SHEET NAME:

GP-01

SHT 2 OF 3



SEWER NOTES

1. CITY RECORDS SHOW SITE IS ASSUMED TO BE CONNECTED TO SEWER. LOCATION ESTIMATED PER C.O.B. GIS AND AS-BUILTS.
2. CONTRACTOR TO VERIFY LOCATION AND ELEVATIONS OF EXISTING SEWER FEATURES AT PROPOSED CONNECTIONS PRIOR TO CONSTRUCTION AND NOTIFY ENGINEER IF CONFLICTS ARISE.
3. EXISTING SEWER STUB MAY BE REUSED PROVIDED THE STUB IS AT LEAST 6" DIAMETER, THE PIPE MATERIAL IS PVC, AND THE DEPTH IS ADEQUATE TO SERVE THE PROPOSED UNIT. IF REUSE IS ANTICIPATED, PROVIDE INSPECTOR WITH TV VIDEO OF LINE. IF REUSE IS NOT ANTICIPATED, ABANDON EXISTING SERVICE AND INSTALL NEW SIDE SEWER AT LOCATION SHOWN.
4. NEW SIDE SEWERS TO BE 6" PVC SDR-35 WITH MINIMUM SLOPE OF 2% UNLESS OTHERWISE NOTED. CONFORM TO CITY STD PLAN S-17, S-17B, S-17C AND S-18.
5. SS CLEANOUTS TO BE PER CITY STD PLAN S-16.

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